

011.0

0004

0002.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
849,400 / 849,400
849,400 / 849,400
849,400 / 849,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		SWAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEA REBEKAH & DOYLE DEREK	
Owner 2:	
Owner 3:	

Street 1: 5 SWAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LEA REBEKAH & DOYLE DEREK -

Owner 2: -

Street 1: 5-7 SWAN STREET #5

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1860, having primarily Clapboard Exterior and 2340 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7102																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	846,100	3,300		849,400		196207
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

PREVIOUS ASSESSMENT								Parcel ID	011.0-0004-0002.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	846,100	3300	.		849,400		Year end	12/23/2021
2021	102	FV	820,800	3300	.		824,100		Year End Roll	12/10/2020
2020	102	FV	808,200	3300	.		811,500	811,500	Year End Roll	12/18/2019
2019	102	FV	713,400	3300	.		716,700	716,700	Year End Roll	1/3/2019
2018	102	FV	629,600	3300	.		632,900	632,900	Year End Roll	12/20/2017
2017	102	FV	572,800	3300	.		576,100	576,100	Year End Roll	1/3/2017
2016	102	FV	572,800	3300	.		576,100	576,100	Year End	1/4/2016
2015	102	FV	528,400	3300	.		531,700	531,700	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEA REBEKAH & D	45368-570		8/13/2005	Family	63,640	No	No		
LEA REBEKAH & D	41309-33		10/29/2003	Family	63,640	No	No		
RUCCIO GREGORY	30312-418		6/18/1999		335,000	No	No		
TAVES JULIE	25262-168		3/31/1995		186,500	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/8/2016	1094	Re-Roof	5,470	C					7/26/2018	Measured	DGM	D Mann			
7/30/2015	1045	Solar Pa	14,487		7/30/2015			Install 10 roof to	3/25/2005	Info Fm Prmt	BR	B Rossignol			
10/5/2004	975	New Wind	1,077						10/27/2000	Inspected	197	PATRIOT			
6/17/2004	516	Renovate	12,200					EXT REPAIRS 2 TURR	5/6/2000		197	PATRIOT			
1/3/1997	6		9,300					REMODEL KITCHEN							

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

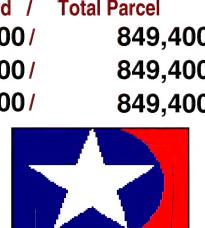
Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023



Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:	1 - Wood Shingl	50 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:	N - NONE	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

CONDO CONVERSION 1994, Building Number 1.

SKETCH

Undisplayed Areas:
GLA: 2340

GENERAL INFORMATION

Grade:	B- - Good (-)
Year Blt:	1860
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDO INFORMATION

Location:	
Total Units:	

Floor: 1 - 1st Floor

% Own: 50.391998291

Name: 144 - 7102

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 18.6 %

Basic \$ / SQ:	305.00
Size Adj.:	1.09871793
Const Adj.:	0.99989998
Adj \$ / SQ:	335.075
Other Features:	75000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1039483
Depreciation:	193344
Depreciated Total:	846139

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

Totals: 1 9 4

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	405.44
Special Features:	0	Val/Su Net:	361.58
Final Total:	846100	Val/Su SzAd:	361.58

PARCEL ID: 011.0-0004-0002.B

SKETCH

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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area	Usbl	Descrip	% Type	Qu	Ten
GLA	Gross Liv Ar	2,340	335.080	784,077							
Size Ad	2340	Gross Area	2340	FinArea	2340						

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
3	Garage	D	Y	1	10X20	A	AV	1925	27.50	T	40	102			3,300			3,300	

More: N

Total Yard Items: 3,300

Total Special Features:

Total:

3,300